

## \$209,900 - 315 300 Spruce Ridge Road, Spruce Grove

MLS® #E4447204

**\$209,900**

2 Bedroom, 2.00 Bathroom, 945 sqft

Condo / Townhouse on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

Spacious, well cared for and quiet. This unit features an open floor plan, 2 big bedrooms and 2 full bathrooms and heated underground parking with a storage locker. The laundry/utility/storage area is roomy and practical. The property is heated AND cooled by an efficient fan coil system, keeping the property cozy and cool as the seasons require! The complex sits in a quiet neighbourhood across from a beautiful park and is a block away from ample shopping restaurants and the Tri-Leisure Center. There is also additional outdoor surface parking available at \$25/month. Up to 2 small pets are allowed (under 14' in to the shoulder).

Built in 2008

### Essential Information

MLS® #	E4447204
Price	\$209,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	945
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment



Style	Single Level Apartment
Status	Active

### Community Information

Address	315 300 Spruce Ridge Road
Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 3E6

### Amenities

Amenities	Exterior Walls- 2"x6", Intercom, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Party Room, Secured Parking, Security Door, Vinyl Windows, Storage Cage
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, Microwave Hood Fan-Two
Heating	Fan Coil, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Golf Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Copperhaven
Middle	Woodhaven Middle School
High	Spruce Grove Composit High

**Additional Information**

Date Listed	July 10th, 2025
Days on Market	6
Zoning	Zone 91
Condo Fee	\$519

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